

MAERCKER School District 60

Request For Proposals (RFP) For Guaranteed Energy Savings Contract Project

**MAERCKER SD 60
1 S. CASS AVENUE, SUITE 202
WESTMONT, IL 60559
(630) 515-4850
11/14/12**

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GUARANTEED ENERGY SAVINGS CONTRACT

TIMELINE

(Maercker School District 60)

<u>Date</u>	<u>Action Item</u>
Nov. 14, 2012	RFP is submitted for posting on the Capital Development Board website and notice is published in newspaper.
Nov. 26, 2012	Mandatory walk through (9:30 am Administration Office)
Jan 7, 2012	Proposals are received, opened and read aloud at Administration Building (10:30 am)
Jan 9, 2012	After evaluation of all proposals by an outside architect or engineer, a Selection Committee will hold interviews with qualified provider finalists (PM)
Jan 11, 2012	Public notice of award of contract
Jan 22, 2012	Board adopts resolution approving the selection of qualified provider and approving contract with the provider.

**Request For Proposals (RFP)
For
Guaranteed Energy Savings Contract**

Notice is hereby given that Maercker School District 60 is requesting qualified providers to propose energy conservation measures through a guaranteed energy savings contract. Proposals shall be in sealed form and submitted no later than 10:30 a.m. on January 7, 2013, at the Administrative Office located at 1 S. Cass Avenue, Suite 202, Westmont, IL 60559. All proposals shall be opened and read aloud at said time and place. **EXTENSIONS WILL NOT BE GRANTED.** A mandatory walk through for all qualified providers has been scheduled for 9:30 a.m. on November 26, 2012, at the Administrative Office. The contract shall follow the requirements of the RFP and Article 19b of the Illinois School Code – “School Energy Conservation and Saving Measures.” In accordance with the Illinois School Code Section 19B-5, we disclose that Performance Services, Inc. participated in the preparation of the RFP. For more information and a copy of the RFP, contact Mr. Dean Romano, Business Manager, at (630) 515-4850.

Maercker School District 60 (the “District”) requests four (5) copies of the proposal which must include the content and format described within the RFP.

Any provider looking to respond to the RFP **MUST** be present at the mandatory walk through on November 26, 2012.

The District reserves the right to terminate this project prior to bids being received, to reject any and all proposals and to be the sole judge of the value and merit of the proposals offered. Upon review of the Proposals received in response to this RFP, the District may enter into a contract with the provider that best meets the needs of the District. The District will only consider those companies who meet all requirements listed in the RFP.

In accordance with the Illinois School Code Section 19B-5, we disclose that Performance Services, Inc. participated in the preparation of the RFP.

I. PROPOSAL CONTENT & FORMAT

Maercker School District 60 (the District) requests proposals for the implementation of energy conservation measures, repairs and replacement services at Maercker School District 60 on a performance contracting basis. The District's objectives in issuing this Request for Proposal are to provide a competitive means in which to select a single Qualified Provider (state certified guaranteed energy savings company) to replace two boilers (or suitable alternate solutions) and perform any other agreed energy conservation measures pursuant to a guaranteed energy savings contract. The contract shall follow the Illinois School Code and the following RFP format. Qualified Providers must submit four (4) copies of their proposals.

Proposals must be submitted in the format outlined in this section. For each proposal a checklist will be used in reviewing the proposal to determine if it is complete prior to actual evaluation. The District reserves the right to eliminate from further consideration any proposal deemed to be substantially or materially unresponsive to the requests for information contained herein. Moreover, the Board reserves the right to reject any and all proposals and to waive any deficiencies in a proposal.

A. Table of Contents

Responses shall include a table of contents properly indicating the section and page numbers of the requested information.

B. Executive Summary

Responses shall include a concise abstract stating the respondent's overview of the project. Project pricing/breakdown must be included in the summary.

C. Company Profile

This section should include, at a minimum, the following information on the Qualified Provider.

1. Company Qualifications – structure of company, financial stability and longevity.
2. Location of Northern Illinois Office and Corporate Headquarters.
3. Resumes of all key project personnel. Include the name of the engineer(s) or engineering firm providing the design engineering for the project including their PE numbers as well as the PE numbers of all full time employees of the Qualified Provider who are professional engineers registered in the State of Illinois and who will be working on this project.
4. References: List all completed Guaranteed Energy Savings Contracts (GESCs) in K-12 schools within the past 3 years.
5. Litigation: List any projects with schools with which the Provider has entered into litigation or arbitration during the past 5 years. Provide a brief summary detailing the litigation/arbitration. Omission of any past litigation will result in disqualification.

The District reserves the right to request additional information from any Qualified Provider.

D. Technical Approach

Section D should contain the following information about the respondent's technical approach to meet the District's energy efficiency, operating cost reduction and comfort objectives.

1. **Needs & Solutions:** Include a “Needs & Solutions” section explaining facility needs and solutions the Provider recommends for all proposed improvements. Pursuant to Section 19b-5 of the *School Code*, to the extent any energy services contractor has performed an energy audit for the District within the last 3 years, the resulting energy audit or an executive summary of the energy audit is attached hereto as Exhibit A.
2. **Scope of Work:** Proposals may include any and all improvements that the Provider feels would be of benefit to the District as part of this RFP, and shall include replacement of two boilers. Improvements should be listed for any school where the Provider identifies needs and appropriate solutions and broken into specific and separate components. These separate components should be described independently within each section of the proposal.
3. **Documentation:** For any work where the provider will be providing pricing, provide the following documentation for the scope of work being proposed.
 - a. **Drawings or Written Details of Proposed Improvements** (Basic schematic drawings are acceptable)
 - b. Separate from the drawings mentioned in 3(a) above, provide in Section D of the proposal an **Equipment/Material Table** providing: manufacturer, type, model, size, and quantity for all equipment provided.
4. **Engineering Approach:** Describe your firm’s approach to the technical design of this project.
5. **Energy Engineering:** Provide a detailed explanation of how the Provider intends to calculate energy savings and what types of guarantees will be offered (utility bill analysis, actual measurements and stipulated savings and the cost of each option). Show the actual energy savings calculations and provide an energy savings contract from one of the Provider’s recent projects for example purposes.
6. **Contractor Selection:** Described the process that the Provider utilizes to obtain their contractors and what criteria will be used to make the contractor selections.
7. **Payment and Performance Bonds:** The qualified provider must submit to the Board payment and performance bonds in the amount of 100% of the construction costs. The payment bond must provide that it will pay the applicable prevailing wages. The payment and performance bonds shall be provided by the successful contractor prior to commencing the work.
8. **Equipment Selection:** Described the process that the Provider utilizes to obtain the equipment to be used on the project and specifically what criteria will be used to make equipment selections.

9. **Installation Approach:** Describe how the Provider intends to implement the installation phase of the project in terms of approach, priorities, philosophies, timelines, change-orders and commissioning
10. **Commissioning: (4) Four Season Optimization:** Described in detail the commissioning processes that the Provider intends to utilize to commission the building for the learning environment and energy efficiency. Provide actual documents for past projects where a similar approach was utilized.
11. **Performance Assurance:** Described in detail the performance assurance processes that the Provider intends to utilize to insure the building operates at peak performance both at the completion of the installation phase and throughout the contract term. Provide actual guaranteed savings reports from past projects where a similar approach was utilized showing how both energy and operational savings were calculated. Include a clear, simple explanation, without relying on any cross-references to any other provisions, of what steps, decisions or paperwork must be completed to establish the first day of the District guarantee.
12. **Additional Information:** The proposal may include any additional information about the Provider's technical approach to the project.

E. Financial Aspects

Section E should contain the financial components of the proposed work as identified below.

1. **Pricing:** Describe in detail the process that the Provider intends to utilize to obtain the best prices for the District both initially and if additional work is required. Explain why this approach would be best for the District.
 - a. Include the firm cost and guaranteed energy savings amount for all proposed improvements for each facility.
 - b. Provide the pricing process for any future work including percentage markup for expected general conditions/internal costs, engineering labor, project management labor and profit markup.
2. **Energy Savings:** Explain how the Provider intends to maximize energy savings and the advantage to the Provider's approach. Include in this proposal the provider's actual Guaranteed Energy Savings Contract for the priced improvements along with all corresponding calculations. Break out actual (real dollar) energy and operational savings in the RFP response.
3. **Energy Savings Results**

- a. Provide an annual energy savings report (Measurement & Verification) to the district. Detail how the report is generated. Include any information with regards to cost and timing of the report.
 - b. Shortfalls
 - ♦ The Provider must include a summary of the reported annual savings for all completed projects in the past 5 years. Any projects that did not meet the annual energy guarantee must be listed with an explanation for the shortfall.
4. **Project Funding:** Project funding will be developed by the District after selection of the provider.

F. Implementation Plan

1. Include in your proposal an implementation plan including dates describing how the Qualified Provider intends to execute the project that meets the timelines set forth in these specifications.
2. Describe in detail your approach to project management for this energy conservation program.
3. Provide an implementation timetable as well as a staffing plan identifying key project management personnel.

II. CONTRACT REQUIREMENTS

A. General

1. **Cost for Proposal Preparation.** The District is not liable for any costs incurred by a respondent in preparing or submitting a proposal, or in preparing the contract or for any finder's fee.
2. **Right to Submitted Material.** All responses, inquiries, or correspondence relating to or in reference to the RFP, and all other reports, charts, displays, schedules, exhibits and other material submitted that relates to the successful proposal will become the property of the Board. Any restrictions on the use of data contained within a proposal must be clearly stated and marked on the proposal itself. It is not acceptable for a proposal to be marked "proprietary" in its entirety.
3. **Competitive Offer.** Pursuant to State law, and under penalty of perjury, the signer of any proposal submitted in response to the RFP thereby certifies that this proposal has not been arrived at collusively or otherwise in violation of either federal or State antitrust laws. Moreover, by submitting a proposal, such entity, and the signatory to each proposal, represents that such entity is not barred from bidding for or entering a contract with any unit of State or local government as a result of a violation of bid rigging or bid rotating or

otherwise, and Provider agrees that if this certification is false, the District may declare the Agreement void.

4. Guarantee. The Provider shall guarantee in writing that either the energy or operational cost savings, or both, will meet or exceed within 20 years the costs of the energy conservation measures. The Provider shall reimburse the District for any shortfall of guaranteed energy savings projected in the contract. After the energy conservation measures are installed, the operational and energy cost savings shall be documented on an annual basis and the District shall designate and appropriate that amount for an annual payment of the contract. If the annual energy savings are less than projected under the contract, the Provider shall pay the difference.

B. Warrantys

The Board expects that all projects recommended and equipment replaced will have normal manufacturers or construction warrantys appropriate to the project.

C. Insurance and Indemnification

Provider shall at its sole cost and expense, secure and maintain a standard comprehensive general liability insurance policy, on an occurrence basis, at limits of not less than \$2,000,000 in the aggregate and per occurrence, naming District, its individual board members, agents, consultants and employees as additional insureds. Provider shall also obtain an insurance policy covering its employees under Workers Compensation laws for not less than the limits of liability under applicable federal and Illinois statutory requirements. To the fullest extent permitted by each insurance policy and without invalidating any coverage thereunder, Provider shall waive any right of subrogation that it or its insurers may have. Provider shall deliver to the District certificates of insurance evidencing the insurance required under this RFP. Such insurance shall be primary and non-contributory. Until Provider has completed the energy conservation measures, Provider will not cancel or reduce its insurance without thirty (30) days prior written notice to the District. Provider agrees to indemnify, defend and hold harmless the District, its individual Board members, agents, consultants and employees, from and against all claims for death or injury to persons or property, and for any other claims, losses or damages, including claims of District, third parties, and Provider's or any subcontractor's employees, for any damages, losses, and expenses, including attorneys' fees, arising out of, relating to or connected with the performance of the work under this RFP and any resulting agreement, including, but not limited to, losses or damages for delay, improperly timed activities or defective work, as well as a breach of the agreement. Provider and each subcontractor agree to assume the entire liability for all personal injury claims suffered by its own employees allegedly injured on the project; waive any limitation of liability defense based upon the *Workers' Compensation Act*, court interpretations of said Act or otherwise; and agree to contribute to, indemnify and defend the District and its individual Board members, agents, employees and consultants from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence. Provider shall cause this indemnification requirement to be incorporated into all subcontractor contracts

III. CONTRACT

The qualified provider, as selected, shall provide the Board with an initial contract for review. The terms and conditions stated herein shall be deemed to be a part of and incorporated into any contract between the Provider and District. By submitting a proposal, the Provider agrees that it has read fully and understands the terms and conditions stated herein. In the event of a conflict between any of the terms and conditions stated herein and any other document, the terms and conditions most favorable to the District shall prevail. Provider also represents and warrants that it has visited the site for the project and is familiar with the conditions under which the work will be performed.

As a public body, the Board must protect the rights of its taxpayers and therefore strongly discourages any limitations of liability in the tendered contract. To the extent that any potential contractor intends to submit a contract limiting its liability, please provide the terms of such limitations and the reasons therefor.

IV. LEGAL REQUIREMENTS

The successful contractor shall comply with all applicable laws, rules and regulations, including, but not limited to, the provisions listed herein.

Provider agrees that Provider and its affiliates will collect and remit Illinois Use Tax to the extent applicable on all sales of tangible personal property into the State of Illinois in accordance with the provisions of the *Illinois Use Tax Act* (35 ILCS 105/1 *et seq.*), regardless of whether Provider is a “retailer maintaining a place of business within this State” as defined in Section 2 of the *Use Tax Act* (35 ILCS 105/2). Provider further certifies that it will provide a drug free workplace as required by the *Illinois Drug Free Workplace Act* (30 ILCS 580/1 *et seq.*) by taking all actions enumerated at 30 ILCS 580/3. Provider and all subcontractors shall pay not less than the general prevailing hourly rate of wages in the locality in which the work is to be performed for each craft or type of work or mechanic needed to execute the agreement or perform such work, and shall in all other respects comply with the *Prevailing Wage Act*, 820 ILCS 130/1 *et seq.* (the “Act”), in carrying out the work. Attached as Exhibit B is a list of the current prevailing wage rates; however, the prevailing rate of wages are revised by the Department of Labor and are available on the Department's official website. Provider shall have the sole responsibility and duty to ensure that the revised prevailing rate of hourly wages is paid by Provider and all subcontractors to each worker to whom a revised rate is applicable; however, in no event shall the increase in any prevailing rate of hourly wages be a basis for a change order or other claim for an increase in the contract sum. Provider and its subcontractors shall keep records of all laborers, mechanics, and other workers employed on the project as required by the Act, and shall submit monthly to the District a certified payroll consisting of such records and a signed statement averring that (i) such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by the Act; and (iii) the signer is aware that filing a certified payroll that he or she (or his or her employer) knows to be false is a Class B misdemeanor.

Provider understands that smoking is prohibited on school district property pursuant to State and federal law. Provider acknowledges that, under Illinois law, the presence of sex offenders is prohibited on school district property except in limited circumstances with notice to and approval of the District. All employees of Provider and its subcontractors performing work under this agreement who have direct, daily contact with pupils of any school in the District must submit to a criminal background investigation in accordance with 105 ILCS 5/10-21.9. Moreover, Provider represents and warrants that none of its employees, agents or contractors performing work on the project are prohibited from being present on the District's property as a result of any criminal conviction.

Provider agrees to fully comply with the requirements of the Illinois *Human Rights Act*, 775 ILCS 5/1-101 *et seq.*, including, but not limited to, the provisions of sexual harassment policies and procedures pursuant to Section 2-105 of the Act. Provider further agrees to comply with all federal Equal Employment Opportunity Laws, including, but not limited to, the *Americans with Disabilities Act*, 42 U.S.C Section 1201 *et seq.*, and rules and regulations promulgated thereunder. As required by Illinois law, in the event of Provider's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois *Human Rights Act* or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), Provider may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the Agreement may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Agreement, Provider shall agree as follows:

- a. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status, or an unfavorable discharge from military service or arrest record status; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.
- b. That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules) of minorities and women in the areas from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- c. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status, or an unfavorable discharge from military service.
- d. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of Provider's obligations under the Illinois *Human Rights Act* and the Department's Rules. If any such labor organization or representative fails or refuses to cooperate with Provider in its efforts to comply with such Act and Rules, Provider will promptly so notify the Department and the District and

will recruit employees from other sources when necessary to fulfill its obligation thereunder.

- e. That it will submit reports as required by the Department's Rules, furnish all relevant information as may from time to time be requested by the Department or the District, and in all respects comply with the Illinois *Human Rights Act* and the Department's Rules.
- f. That it will permit access to all relevant books, records, accounts and work sites by personnel of the District and the Department for purpose of investigation to ascertain compliance with the Illinois *Human Rights Act* and the Department's Rules.
- g. That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of the Agreement, Provider will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the District and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, Provider will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

In addition to the foregoing, to the extent applicable and enforceable, the Provider shall comply with the *Employment of Illinois Workers on Public Works Act* (30 ILCS 570/0.01 *et seq.*) and the *Steel Products Procurement Act* (30 ILCS 565/1 *et seq.*). Provider shall protect, defend, indemnify and hold the District harmless for any claims or demands made as a result of Provider's or its subcontractors' failure to comply with any of the foregoing legal requirements.

V. EVALUATION CRITERIA

The District will likely reject any proposal that does NOT meet the minimum criteria described in this RFP and may at their discretion deduct points from the scoring rubric if the RFP format is not followed. For proposals meeting or exceeding the minimum criteria, the District will rate each proposal based on the weighted scoring criteria shown below. The District intends to award a contract to the Provider offering the best value proposal. The best value proposal will be the proposal with the highest score based on 100 total points.

A. Ability of the team to successfully implement Program (20 points)

1. Reputation of the Provider for successfully implementing energy savings projects and providing proven energy savings with scopes of work similar to those being considered for this project
2. Reputation of team members and contractors that are part of the team
3. Background and Proposals of the people responsible for implementing the proposed GESC. This includes in-house engineers and technicians responsible for the designing, programming and commissioning of the project
4. References of the company and people responsible for implementing the project

B. Technical Approach (30 points)

1. Design and quality of the proposed solutions
2. Depth, breadth and detail of the engineering
3. Effectiveness of the proposed solutions related to energy savings, operational / maintenance improvement and learning environments

Preference will be given to proposals that include a detailed and sound technical approach to meeting the District's objectives.

C. Financial Consideration & Net Economic Impact (30 points)

1. Value offered by the Provider in terms of price and the scope of work
2. Pricing structure and process to be utilized to price any work negotiated after contractor selection
3. Energy savings approach and company's past performance related to guaranteed energy savings in school districts similar to Maercker School District 60

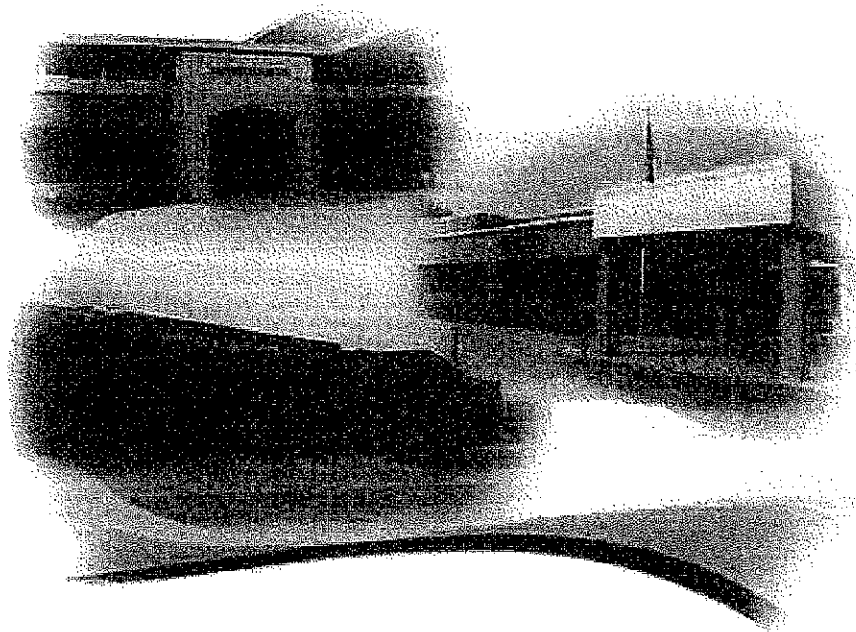
D. Performance Guarantees (20 points)

1. Value offered by the energy savings guarantee
2. Value offered by other guarantees included in the proposal

EXHIBIT A - ENERGY AUDIT OR EXECUTIVE SUMMARY



Energy Usage and Supply Cost Analysis
For
Maercker School District 60



Presented by:



3007 Malmo Dr.
Arlington Heights, Ill 60005
January 27, 2010

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EXECUTIVE SUMMARY

Johnson Controls improves today's facilities by revitalizing and upgrading the physical working environment. Our Quality Building Environment approach will help determine what to do, how to do it, and how to fund it. We ensure that all improvements to your building will incorporate the most energy efficient technology available.

The concept behind Facility Optimization of Johnson Controls is a proven strategy for increasing effectiveness through facility improvement measures thus yielding a top performing building. We offer a single point of accountability for facility performance to assure it meets established business and operating objectives. Beyond that, the process is based on creating a strategic alliance with Maercker School District, focusing on shared vision, goals, expectations, and help enhance your learning environment.

Johnson Controls has completed a preliminary utility cost and usage analysis of Maercker School District. We have analyzed your utility bills and studied your electric and gas usage in detail in order to gain a better understanding of where there are opportunities for energy savings. Our analysis has found that the Maercker School District has significant energy savings opportunities.

Savings opportunities can be realized by ensuring that equipment is properly shut off during unoccupied times in order to reduce the base load during unoccupied periods. Areas that should be focused on are HVAC equipment and lighting. HVAC equipment and lighting should be scheduled in order to minimize the electric base load.

During our analysis, we also modeled the building in order to see how the electric and gas usage correlates to both heating and cooling degree days.

We believe that our solution to improving today's facilities provides you a creative alternative to deal effectively and completely with the challenge of providing a quality environment with comprehensive facility improvement measures to achieve your facility upgrading goals, while reducing your energy and operating expenses. With that in mind, we ask you to consider a partnership with Johnson Controls and improve your buildings' environments.

BACKGROUND AND OBJECTIVE

Johnson Controls has conducted analysis of the utility usage and supply costs of the three schools in Maercker School District. Our purpose was to identify potential savings opportunities and facility improvement measures at Maercker School District. Our goal in presenting this report is to share with you our preliminary assessment of the utility usage and opportunities for the district to achieve the following benefits:

- *Better understanding of how Electricity and Gas are Consumed in the District*
- *Lower portfolio Energy Procurement/Energy Consumption Costs*
- *Improve Learning Environment for Students*
- *Improve Management of Building Systems*
- *Improve Knowledge of how Energy is used in the Schools*

Utility Supply Contract Analysis

The school district currently purchases both electric and natural gas through the Illinois Energy Consortium (IEC). Johnson Controls has reviewed the past two and a half years of utility bills and has concluded that the IEC is providing excellent supply cost management services to the district. We recommend that the district continue to purchase both natural gas and electric supply through the IEC.

IEC Electric Supply Program

The Illinois Energy Consortium Electric Program Administrator is Ameren Energy Marketing who is responsible for all daily operations. Recently, the IEC entered into an agreement to secure supply through May 2010. The results of the RFP were aggressive and very competitive rates have been secured. Johnson Controls has analyzed the electric program and it is our opinion that this program is best for the district.

IEC Natural Gas Supply Program

The Illinois Energy Consortium Natural Gas Program Administrator is Constellation NewEnergy and is responsible for all daily operations. Under the natural gas program the district has the choice of three purchasing options:

- IEC Managed Program
- Customized Minimum Volatile Pricing Hedging Program
- Spot Pool Program

The district currently purchases its gas supply through the IEC Managed Program. Johnson Controls has consulted with Constellation NewEnergy to better understand the three options available and it is our opinion that the IEC Managed Program is best for the district.

Electric Usage Analysis

Johnson Controls has reviewed the electric usage at the three schools. The electric usage in the schools ranges from 45-57 kBTU per square foot per year. We typically see elementary schools using 20-30 kBTU per square foot per year, so there is significant opportunity for energy savings at all three schools.

Electric Summary Data

(January 2009 - December 2009)

	Square Footage	Annual kWh	Annual Electric Cost	kBTU/SF/Yr	\$/SF/Yr
Holmes School	52,822	805,857	\$ 73,735	52.05	\$1.396
Maercker School	74,738	1,269,710	\$121,127	57.97	\$1.621
Westview Hills	79,618	1,065,313	\$104,112	45.65	\$1.308

Further investigation needs to take place in order to determine where the waste is occurring, but our first area of investigation would be to determine what is causing the high base load in each building. We suspect that there is equipment running 24/7 that should be turned off during unoccupied times. This is explained further in the next section of the report.

Average Daily Load Profile

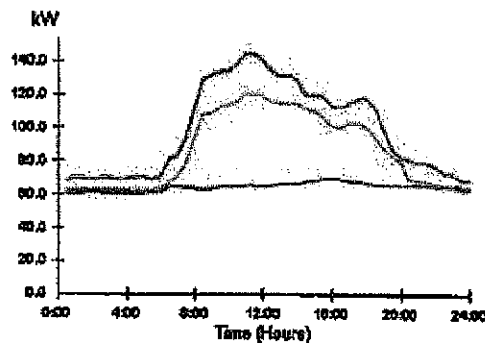
Utilizing the data available from the ComEd Energy Insights Online, we were able to review the average daily load profiles from each school. By analyzing these average load profiles we are able to make the following assumptions for each school

Holmes School

The data shown in the graphs below indicate that there are fairly good operating schedules in the school. Primary energy consumption occurs from 7:00 AM to 8:00 PM Monday through Friday, and is closed on the weekend. The base load electric consumption is 60 kW, which seems fairly high for a school this size. Further investigation should find equipment that is running 24/7 that can be shut off during unoccupied periods.

Average Profiles

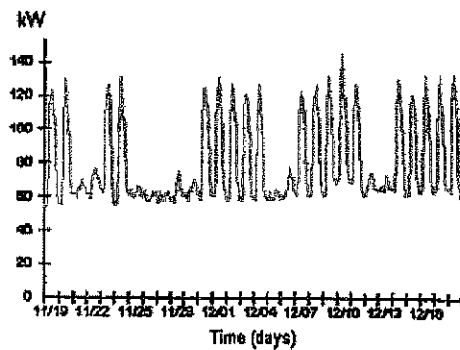
Profile for Account "Holmes School"



Overlay	
<input checked="" type="checkbox"/>	Average Weekday
<input checked="" type="checkbox"/>	Average Weekend
<input checked="" type="checkbox"/>	Peak Day: 12/10/2009 11:30
<input type="checkbox"/>	Date: 12/01/2009
<input type="checkbox"/>	Date: 12/01/2009

Load Profiles

Profile for Selected Accounts From 11/19/2009 Through 12/18/2009



<input checked="" type="checkbox"/>	11/19/2009	<input checked="" type="checkbox"/>
View		Day Week Month 30 Days

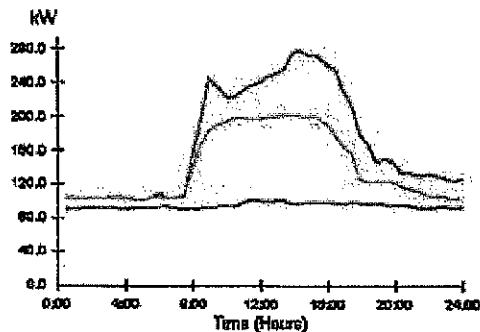
Overlay Accounts	
<input checked="" type="checkbox"/>	Holmes School
<input type="checkbox"/>	Holmes School Others Airport Temp. (Fahrenheit)

Maercker School

The data shown in the graphs below indicate that there are fairly good operating schedules in the school. Primary energy consumption occurs from 7:00 AM to 6:00 PM Monday through Friday, and is closed on the weekend. The base load electric consumption is 90 kW, which seems fairly high for a school this size. Further investigation should find equipment that is running 24/7 that can be shut off during unoccupied periods.

Average Profiles

Profile for Account "Maercker School"



Overlay

☒ Average Weekday

☒ Average Weekend

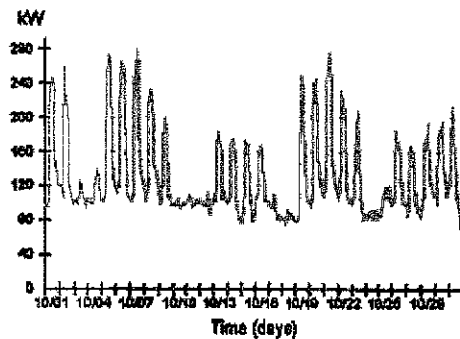
☒ Peak Day 10/07/2009 14:30

☐ Date 10/01/2009

☐ Date 10/01/2009

Load Profiles

Profile for Selected Accounts From 10/01/2009 Through 10/30/2009



10/01/2009

View Day week Month 30 Days

Overlay Accounts

☒ Maercker School

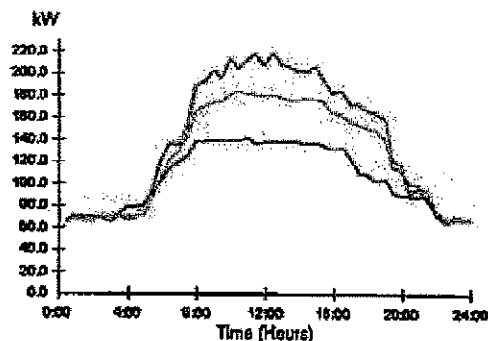
☐ Maercker School Other Airport Temp (Fahrenheit)

Westview Hills School

The data shown in the graphs below indicate that the operating schedules in the school have room for improvement. Primary energy consumption occurs from 5:00 AM to 10:00 PM Monday through Friday, and is similar on the weekend. If the building is closed during the weekends, then there is a significant opportunity for energy savings by shutting off equipment over the weekend. The base load electric consumption is 60 kW, which seems fairly high for a school this size. Further investigation should find equipment that is running 24/7 that can be shut off during unoccupied periods.

Average Profiles

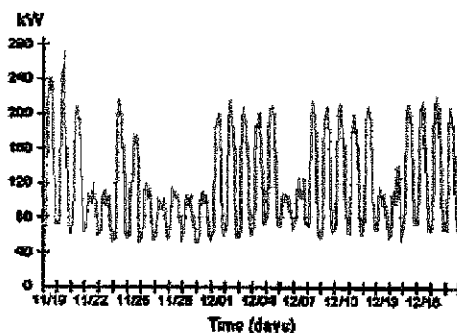
Profile for Account "Westview Hills Middle School"



Overlay	
<input checked="" type="checkbox"/>	Average Weekday
<input checked="" type="checkbox"/>	Average Weekend
<input checked="" type="checkbox"/>	Peak Day: 12/17/2009 12:50
<input type="checkbox"/>	Date: 12/01/2009
<input type="checkbox"/>	Date: 12/01/2009

Load Profiles

Profile for Selected Accounts From 11/19/2009 Through 12/18/2009



11/19/2009	12/18/2009
View	
Day	Week Month 30 Days

Overlay Accounts	
<input checked="" type="checkbox"/>	Westview Hills Middle School
<input type="checkbox"/>	Westview Hills Middle School Other
<input type="checkbox"/>	Airport Temp (Fahrenheit)

Natural Gas Usage Analysis

Johnson Controls has reviewed the natural gas usage at the three schools. Since gas is used primarily for space heating, the usage should correlate to Heating Degree Days. Our analysis indicates that the correlation to heating degree days is not as close as expected, and implementing better controls on the gas heating equipment would be beneficial.

The gas usage in the schools ranges from 45-64 kBTU per square foot per year. We typically see elementary schools using 40-50 kBTU per square foot per year, so there is some opportunity for gas savings at Maercker and Westview Hills. This savings would most likely come from better control of the boilers and rooftop HVAC units.

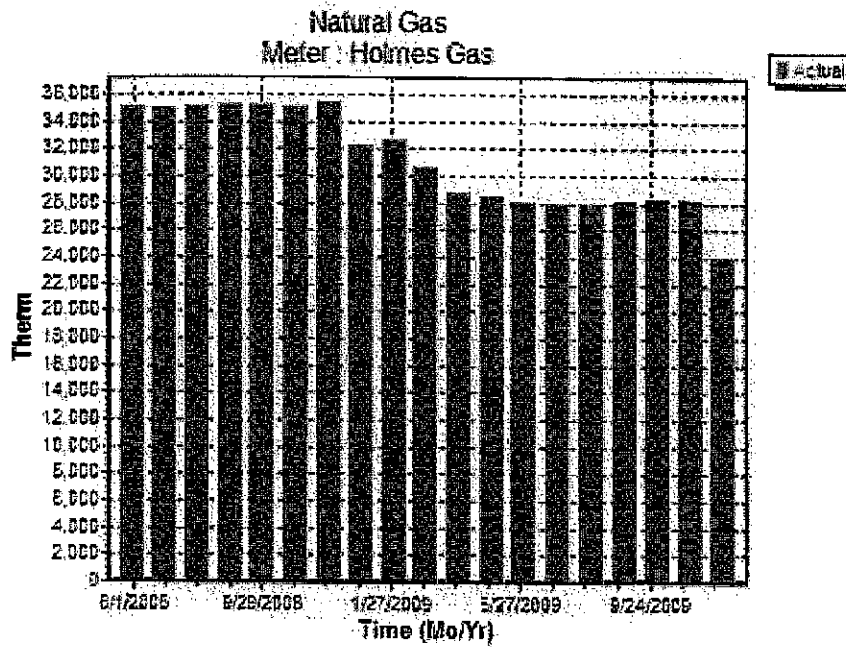
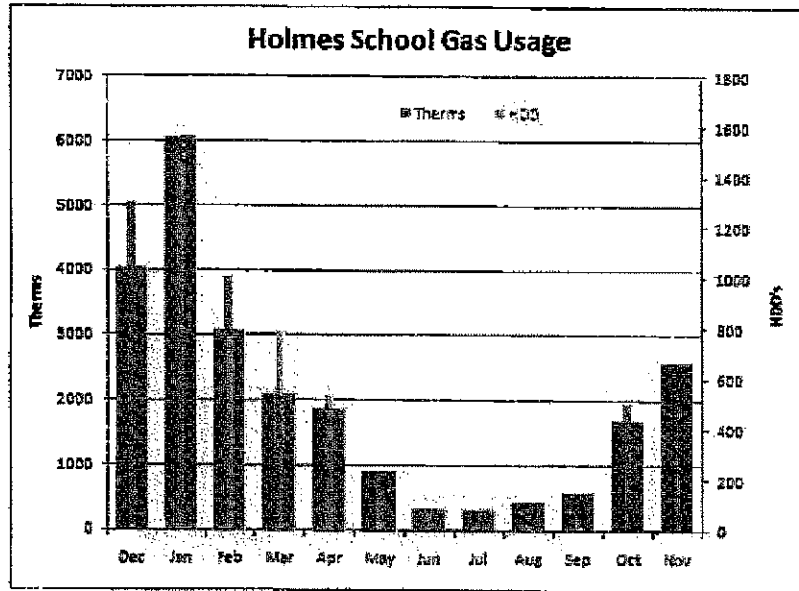
Natural Gas Summary Data

(December 2008 - November 2009)

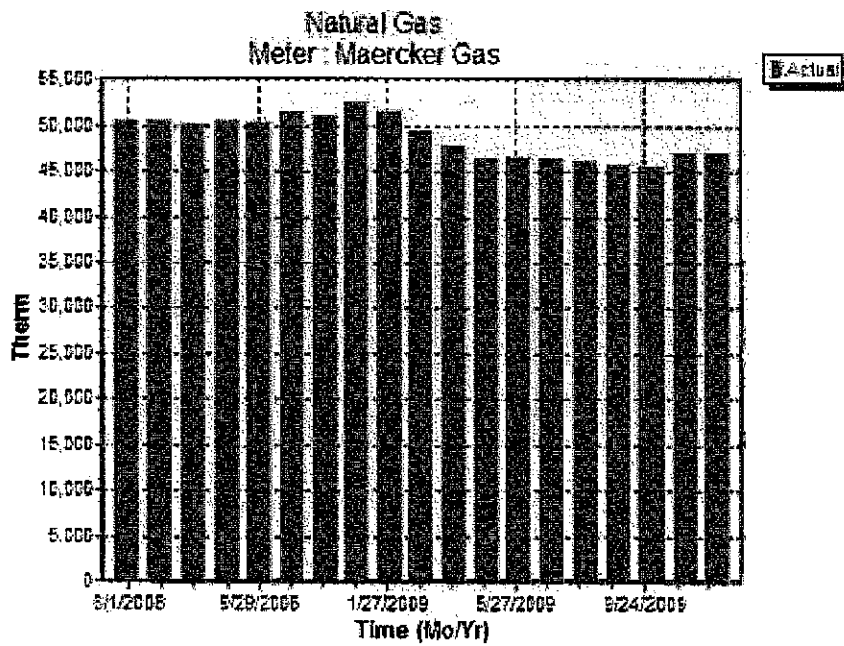
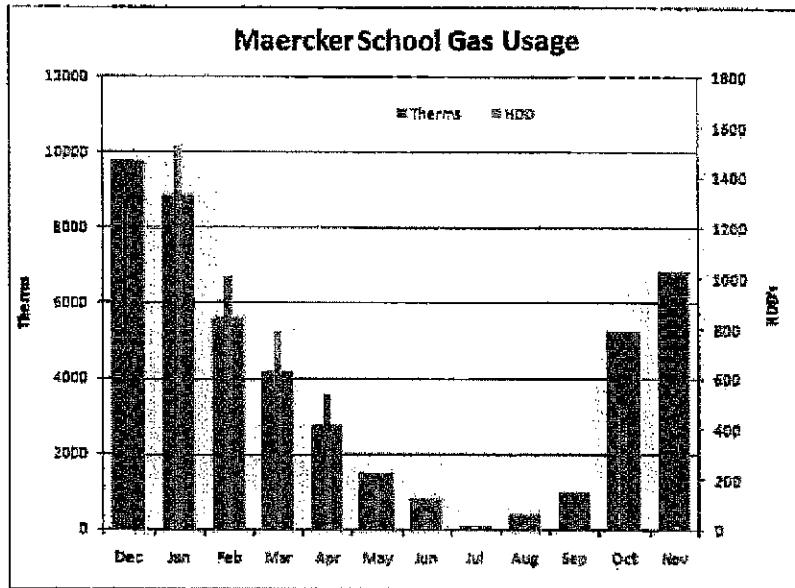
	Square Footage	Annual Therms	Annual Gas Cost	kBTU/SF/Yr	\$/SF/Yr
Holmes School	52,822	24,066	\$ 18,665	45.56	\$0.353
Maercker School	74,738	47,184	\$ 34,377	63.13	\$0.460
Westview Hills	79,618	51,058	\$ 37,931	64.13	\$0.476

In the following pages there are two graphs that represent the usage at each school. The first graph is the most recent 12 months consumption as compared to heating degree days. The second graph is a 12 month sliding average usage chart, each bar on the chart represents 12 months total consumption.

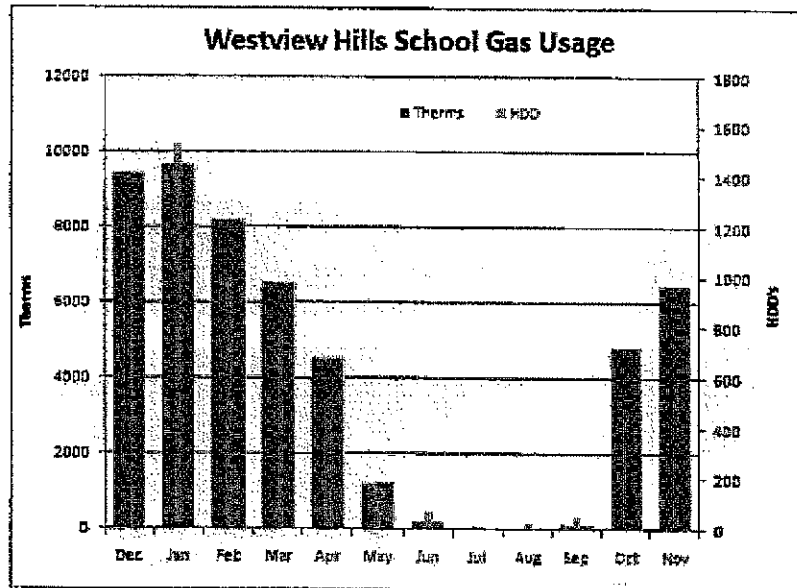
Holmes School



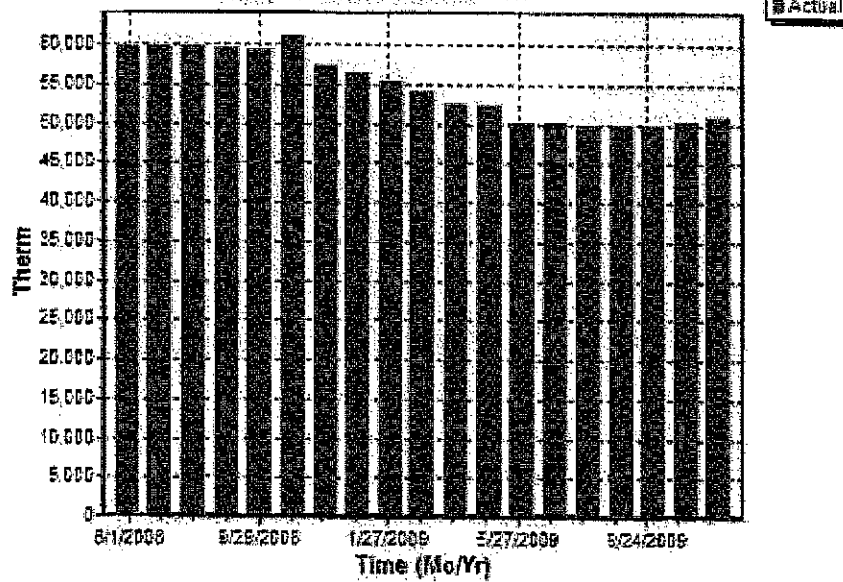
Maercker School



Westview Hills School



Natural Gas
Meter: Westview Hills Gas



Energy Star Benchmark

We have entered the facility information and energy usage for each school into the USEPA's Energy Star Portfolio website in order to benchmark each school's energy consumption. In order for a building to qualify for an energy star label it needs to have an energy performance rating of 75 or higher (100 point Scale). The current energy performance rating at each of the three schools in the district ranges from 5-7. In order to be eligible for the energy star rating, each school would have to reduce its energy consumption by more than 50%



Facility Name	Current Rating (1-100)	Total Floor Space (Sq. Ft.)	Current Site Energy Intensity (kBtu/Sq. Ft.)	Annual Energy Cost (\$)	Total Energy Cost per Sq. Ft.
Holmes Elementary School	5	52,822	97.6	\$93,928	\$1.78
Maercker School	7	74,738	121.2	\$158,429	\$2.12
Westview Hills MS	5	79,618	109.3	\$143,024	\$1.80

The following pages are building specific summary data printed from the Energy Star website.

Holmes School

Facility
Holmes Elementary School
5800 South Holmes Av
Clarendon Hills, IL 60514

Facility Owner
Maercker SD 60
5800 S. Holmes Ave,
Clarendon Hills, IL 60514

Primary Contact for this Facility
N/A

General Information

Holmes Elementary School	
Gross Floor Area Excluding Parking (SF)	52,822
Year Built	1951
For 12-month Evaluation Period Ending Date:	November 30, 2009

Facility Space Use Summary

Holmes	
Space Type:	K-12 School
Gross Floor Area (SF)	52,822
Open Weekends?	No
Number of PCs	125
Number of walk-in refrigeration/freezer units	0
Presence of cooking facilities	No
Percent Cooled	100
Percent Heated	100
Winter	51
High School?	No
School District	60

Energy Performance Comparison

Performance Metric	Evaluation Period		Comparison		
	Current Rating Date: 11/30/2009	Baseline Rating Date: 11/30/2009	Rating NPS	Target	National Average
Energy Performance Rating	5	3	75	N/A	50
Energy Use					
Use (kBtu/yr)	50	118	44	N/A	55
Source (kBtu/yr)	222	241	100	N/A	128
Energy Costs					
\$/year	\$ 53,528.47	\$ 109,290.06	\$ 42,407.82	N/A	\$ 54,224.55
\$/yr/year	\$ 1.78	\$ 2.07	\$ 0.80	N/A	\$ 1.03
Energy Intensity					
MBtu/sqft/year	576	743	214	N/A	401
sqDD/sqft/year	13	14	6	N/A	8

More than 50% of your building is defined as K-12 School. Please note that your rating also units for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

b - This attribute is optional.

s - A default value has been supplied by Portfolio Manager.

Maercker School

Facility
Maercker School
Cass Av & 50th St
Westmont, IL 60558

Facility Owner
Maercker SD 60
5800 S. Holmes Ave.
Clarendon Hills, IL 60514

Primary Contact for this Facility
N/A

General Information

Maercker School	
Gross Floor Area Excluding Parking (ft ²)	74,738
Year Built	2000
For 12-month Evaluation Period Ending Date:	November 30, 2009

Facility Space Use Summary

Maercker School	
Space Type	K-12 School
Gross Floor Area (ft ²)	74,738
Open Weekends?	No
Number of PCs	150
Number of walk-in refrigeration/freezer units	2
Presence of cooking facilities	Yes
Percent Cooled	100
Percent Heated	100
Wardrobe	10
High School?	No
School District	12

Energy Performance Comparison

Performance Measure	Evaluation Period		Comparisons		
	Current Ending Date 11/30/2009	Baseline Ending Date 11/30/2009	Rating of 1-5	Target	National Average
Energy Performance Rating	2	5	75	N/A	50
Energy Intensity					
Use (kBtu/ft ²)	121	121	53	N/A	76
Source (kBtu/ft ²)	281	283	125	N/A	181
Energy Costs					
\$/year	\$ 158,429.32	\$ 184,378.13	\$ 75,500.55	N/A	\$ 97,897.24
\$/ft ² /year	\$ 2.12	\$ 2.47	\$ 1.02	N/A	\$ 1.31
Greenhouse Gas Emissions					
MtCO ₂ e/year	1,147	1,235	554	N/A	703
kgCO ₂ e/ft ² /year	15	17	7	N/A	9

More than 50% of your building is defined as K-12 School. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

c - This attribute is optional.

z - A default value has been supplied by Portfolio Manager.



Westview Hills School

Facility
Westview Hills MS
530 86th St
Wilmette, IL 60097

Facility Owner
Maercker SD 60
5200 S. Holmes Ave.
Clarendon Hills, IL 60514

Primary Contact for this Facility
N/A

General Information

Westview Hills MS	
Gross Floor Area Excluding Parking (ft ²)	79,818
Year Built	1975
For 12-month Evaluation Period Ending Date:	November 30, 2008

Facility Space Use Summary

Westview Hills MS	
Space Type	K-12 School
Gross Floor Area (ft ²)	79,818
Open Weekends?	No
Number of FOCs	250
Number of walk-in refrigeration/freezer units	0
Presence of cooking facilities	No
Percent Cooled	100
Percent Heated	100
Months	10
High School?	No
School District	12

Energy Performance Comparison

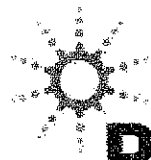
Performance Metrics	Evaluation Period		Comparisons		
	Current (Rating Oct 1-10/2008)	Baseline (Rating Oct 1-10/2008)	Rating of 100	Target	National Average
Energy Performance Rating	5	2	75	N/A	50
Electricity					
Use (kBtu/ft ²)	139	124	49	N/A	63
Source (kBtu/ft ²)	212	242	98	N/A	125
Gas					
Use (kBtu/ft ²)	\$ 143,024.44	\$ 174,020.27	\$ 64,500.96	N/A	\$ 80,473.85
Source (kBtu/ft ²)	\$ 1.80	\$ 2.18	\$ 0.81	N/A	\$ 1.34
Water					
Use (gallons/ft ² /year)	1,016	1,156	438	N/A	534
Source (gallons/ft ² /year)	13	25	5	N/A	8

More than 50% of your building is defined as K-12 School. Please note that your rating accounts to all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

p - This attribute is optional.

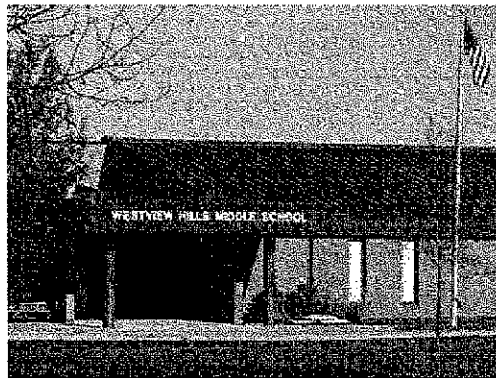
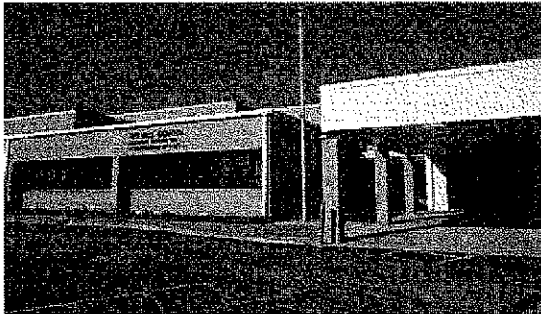
f - A default value has been supplied by Portfolio Manager.



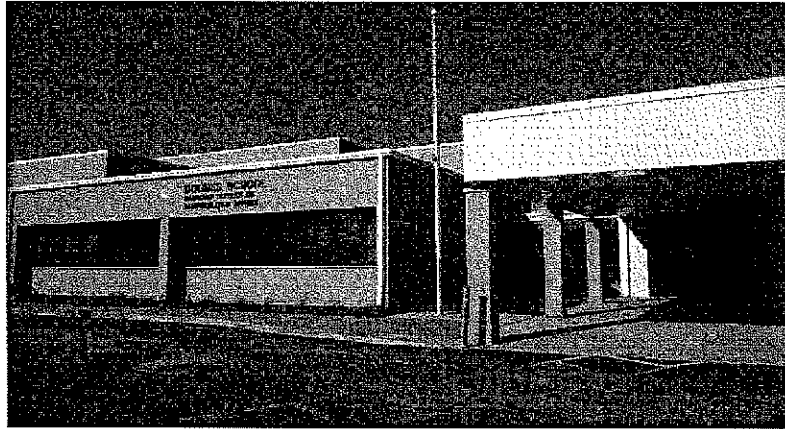
Performance
Services

Maercker School District 60

Executive Summary



Holmes Primary School



Overview

Building Performance:

Building Area: 52,822 SF

Electricity and Gas Costs:

Base year 2011: \$86,634 total

Energy Usage: Electric Cost: \$68,373

Natural Gas Cost: \$18,261

\$1.64 / SF

Heating System

Existing Conditions:

- ✓ The school is heated with hot water provided by one (1) National US Radiator Steel Boiler. This boiler has a total capacity of approximately 1,339 MBH output and serves a section of front area of the school.

Cooling System

Existing Conditions:

- ✓ All cooling within the building is provided by direct expansion (DX) equipment. There are roughly ten (10) rooftop units and seven (7) unit ventilators that provide cooling to the building.

Temperature Control System

Existing Conditions:

- ✓ The HVAC equipment is controlled by Siemens' controls with pneumatic actuation.

Air Handling Equipment

Existing Conditions:

- ✓ The west classroom wing, kindergarten wing, and gym are served by five (5) Engineered Air rooftop units.
- ✓ The computer lab, multipurpose room, and teacher's lounge are served by Trane rooftop units.
- ✓ The main office area is served by Carrier rooftop units.

Domestic Hot Water System

Existing Conditions:

- ✓ The domestic hot water system is served by one (1) State select hot water heater and storage tank.

Lighting System

Existing Conditions:

- ✓ The existing lights throughout the building are primarily energy efficient T8 lights.
- ✓ There are motion sensors in sporadic locations.

Maercker Intermediate School



Overview

Building Performance:

Building Area: 74,738 SF

Electricity and Gas Costs:

Base year 2011: \$132,769 total

Energy Usage: Electric Cost: \$116,142

Natural Gas Cost: \$16,628

\$1.78 / SF

Heating System

Existing Conditions:

- ✓ The school is entirely heated by gas heat exchangers in the rooftop units. There is no boiler plant in the building.

Cooling System

Existing Conditions:

- ✓ All cooling within the building is provided by direct expansion (DX) equipment. There are roughly seven (7) rooftop units that provide cooling to the building.

Temperature Control System

Existing Conditions:

- ✓ The HVAC equipment is controlled by Siemens' controls.

Air Handling Equipment

Existing Conditions:

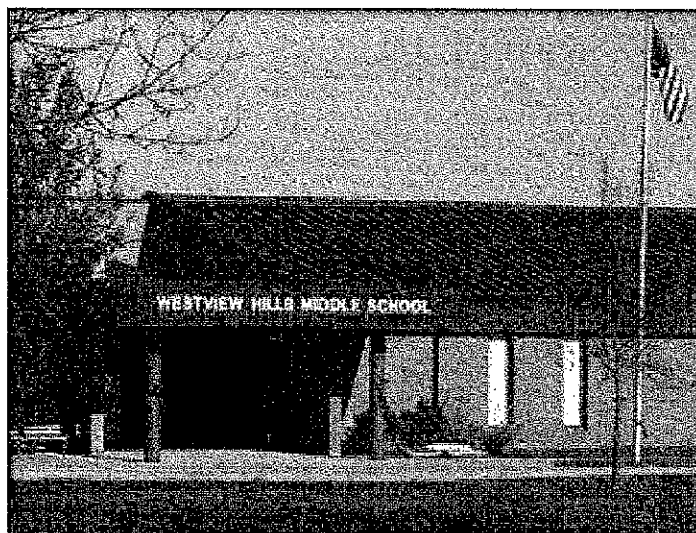
- ✓ The building is conditioned by seven (7) main Engineered Air rooftop units, each with DX cooling and gas heat.
- ✓ There is also a make-up air unit that serves the kitchen area.
- ✓ There are no classroom unit ventilators in the building.

Lighting System

Existing Conditions:

- ✓ The existing lights throughout the building are primarily energy efficient T8 lights.

Westview Hills Middle School



Overview

Building Performance:

Building Area: 79,618 SF

Electricity and Gas Costs:

Base year 2011: \$133,075 total

Energy Usage: Electric Cost: \$103,427

Natural Gas Cost: \$29,648

\$1.67 / SF

Heating System

Existing Conditions:

- ✓ The school is heated with hot water provided by one (1) Bryan Boiler. This boiler has a total capacity of approximately 3,440 MBH output and serves a variety of rooftop units and miscellaneous unit ventilators.

Cooling System

Existing Conditions:

- ✓ All cooling within the building is provided by direct expansion (DX) equipment. There are six (6) main rooftop units that provide cooling to the building.

Temperature Control System

Existing Conditions:

- ✓ The HVAC equipment is controlled by Siemens' controls.

Air Handling Equipment

Existing Conditions:

- ✓ The building is conditioned by six (6) large rooftop units with DX cooling and either hot water or gas heat.
- ✓ There are also some miscellaneous air handlers and unit ventilators within the building.

Domestic Hot Water System

Existing Conditions:

- ✓ The domestic hot water system is served by one (1) State select hot water heater in the main boiler room and one (1) Lochinvar hot water heater in the mechanical room.

Lighting System

Existing Conditions:

- ✓ The existing lights throughout the building are primarily energy efficient T8 lights.
- ✓ There are occupancy sensors in various rooms throughout the building.

EXHIBIT B - NOVEMBER 2012 PREVAILING WAGE RATES – DUPAGE COUNTY

Trade Name	RG	TYP	C	Base	FRMAN	*M-F	>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN	ALL			36.200	36.700	1.5	1.5	2.0	12.78	9.020	0.000	0.500	
ASBESTOS ABT-MEC	BLD			32.850	0.000	1.5	1.5	2.0	10.82	10.66	0.000	0.720	
BOILERMAKER	BLD			43.450	47.360	2.0	2.0	2.0	6.970	14.66	0.000	0.350	
BRICK MASON	BLD			40.680	44.750	1.5	1.5	2.0	9.550	12.00	0.000	0.970	
CARPENTER	ALL			41.520	43.520	1.5	1.5	2.0	13.19	11.75	0.000	0.530	
CEMENT MASON	ALL			38.000	40.000	2.0	1.5	2.0	8.950	16.35	0.000	0.380	
CERAMIC TILE FNSHER	BLD			34.440	0.000	2.0	1.5	2.0	9.700	6.930	0.000	0.610	
COMMUNICATION TECH	BLD			32.650	34.750	1.5	1.5	2.0	9.250	14.46	0.400	0.610	
ELECTRIC PWR EQMT OP	ALL			35.400	48.110	1.5	1.5	2.0	5.000	10.97	0.000	0.270	
ELECTRIC PWR GRNDMAN	ALL			27.380	48.110	1.5	1.5	2.0	5.000	8.490	0.000	0.210	
ELECTRIC PWR LINEMAN	ALL			42.390	48.110	1.5	1.5	2.0	5.000	13.14	0.000	0.320	
ELECTRIC PWR TRK DRV	ALL			28.350	48.110	1.5	1.5	2.0	5.000	8.790	0.000	0.220	
ELECTRICIAN	BLD			36.200	39.820	1.5	1.5	2.0	9.250	16.27	4.380	0.680	
ELEVATOR CONSTRUCTOR	BLD			48.560	54.630	2.0	2.0	2.0	11.03	11.96	2.910	0.000	
FENCE ERECTOR	NE ALL			33.740	35.740	1.5	1.5	2.0	12.61	10.18	0.000	0.250	
FENCE ERECTOR	W ALL			44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400	
GLAZIER	BLD			39.500	41.000	1.5	2.0	2.0	11.99	14.30	0.000	0.840	
HT/FROST INSULATOR	BLD			43.800	46.300	1.5	1.5	2.0	10.82	11.86	0.000	0.720	
IRON WORKER	E ALL			40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350	
IRON WORKER	W ALL			44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400	
LABORER	ALL			36.200	36.950	1.5	1.5	2.0	12.78	9.020	0.000	0.500	
LATHER	ALL			41.520	43.520	1.5	1.5	2.0	13.19	11.75	0.000	0.530	
MACHINIST	BLD			43.550	46.050	1.5	1.5	2.0	6.130	8.950	1.850	0.000	
MARBLE FINISHERS	ALL			29.700	0.000	1.5	1.5	2.0	9.550	11.75	0.000	0.620	
MARBLE MASON	BLD			39.880	43.870	1.5	1.5	2.0	9.550	11.75	0.000	0.730	
MATERIAL TESTER I	ALL			26.200	0.000	1.5	1.5	2.0	12.78	9.020	0.000	0.500	
MATERIALS TESTER II	ALL			31.200	0.000	1.5	1.5	2.0	12.78	9.020	0.000	0.500	
MILLWRIGHT	ALL			41.520	43.520	1.5	1.5	2.0	13.19	11.75	0.000	0.530	
OPERATING ENGINEER	BLD 1			45.100	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 2			43.800	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 3			41.250	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 4			39.500	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 5			48.850	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 6			46.100	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	BLD 7			48.100	49.100	2.0	2.0	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 1			43.300	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 2			42.750	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 3			40.700	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 4			39.300	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 5			38.100	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 6			46.300	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
OPERATING ENGINEER	HWY 7			44.300	47.300	1.5	1.5	2.0	15.70	10.55	1.900	1.250	
ORNAMNTL IRON WORKER	E ALL			40.800	43.300	2.0	2.0	2.0	12.86	15.61	0.000	0.500	
ORNAMNTL IRON WORKER	W ALL			44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400	
PAINTER	ALL			40.880	42.880	1.5	1.5	1.5	9.650	8.200	0.000	1.250	
PAINTER SIGNS	BLD			33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000	
PILEDRIIVER	ALL			41.520	43.520	1.5	1.5	2.0	13.19	11.75	0.000	0.530	
PIPEFITTER	BLD			41.200	43.200	1.5	1.5	2.0	10.75	14.84	0.000	1.710	
PLASTERER	BLD			40.080	42.480	1.5	1.5	2.0	9.550	12.30	0.000	0.990	
PLUMBER	BLD			41.200	43.200	1.5	1.5	2.0	10.75	14.84	0.000	1.710	
ROOFER	BLD			38.350	41.350	1.5	1.5	2.0	8.080	8.220	0.000	0.430	
SHEETMETAL WORKER	BLD			42.160	44.160	1.5	1.5	2.0	9.890	11.61	0.000	0.780	
SPRINKLER FITTER	BLD			49.200	51.200	1.5	1.5	2.0	10.25	8.200	0.000	0.450	
STEEL ERECTOR	E ALL			40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350	
STEEL ERECTOR	W ALL			44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400	
STONE MASON	BLD			40.680	44.750	1.5	1.5	2.0	9.550	12.00	0.000	0.970	
TERRAZZO FINISHER	BLD			35.510	0.000	1.5	1.5	2.0	9.700	9.320	0.000	0.400	
TERRAZZO MASON	BLD			39.370	42.370	1.5	1.5	2.0	9.700	10.66	0.000	0.550	
TILE MASON	BLD			41.430	45.430	2.0	1.5	2.0	9.700	8.640	0.000	0.710	
TRAFFIC SAFETY WRKR	HWY			28.250	29.850	1.5	1.5	2.0	4.896	4.175	0.000	0.000	
TRUCK DRIVER	ALL 1			32.550	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150	
TRUCK DRIVER	ALL 2			32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150	
TRUCK DRIVER	ALL 3			32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150	
TRUCK DRIVER	ALL 4			33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150	
TUCKPONTER	BLD			40.950	41.950	1.5	1.5	2.0	8.180	10.82	0.000	0.940	

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